



HANGER HILL GARDEN ESTATE RESIDENTS ASSOCIATION

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Annual General Meeting 2023

HOUSES MANAGEMENT BOARD REPORT ON ACTIVITIES IN 2022

2022 was a quite year which was in part down to the fact that a number of committee members had family and health issues to deal with. Our core work of looking after and improving the communal gardens continued thanks to sterling work by our Gardens co-ordinator John Stone and our gardens contractor Abel Gardeners. John's report is under the next agenda item.

GATES

The service road gate between 63-65 Princes Gardens has been damaged beyond economic repair. The car responsible was stolen so the owner's insurance company is not liable and Ealing Council's Alley Gating scheme only provides funding towards new gating projects. We obtained 2 quotes and have placed an order with Drayton Fencing for its replacement at a cost of £4,457 and it should be installed in around 5-6 weeks' time. The euro-cylinder lock from the old gate will be transferred to the new gate so there will be no need to issue new keys.

The existing service road gates are now 15 years old. We have been putting £1,500 pa into the gate replacement fund for the last 4 years so we already have funding in place. However, the replacement gates are more expensive than we had thought, so from next year we will be increasing the annual gating fund allowance from £1,500 to £2,000.

SERVICE CHARGE COLLECTIONS

Neil McNair is stepping down this year. For the last 8 years he has managed the annual service charge collections with help from the team of collectors and others. It's a big and important job and he has put in a lot of work, so please can you show your appreciation with a round of applause. I will be taking this on with Gavin Anderson, and one of our objectives will be to move towards the issuing of the invoices by email and merging the Collections spreadsheet database with the Deed of Easement database.

VOLUNTEERS

The Residents Association and Houses Management Board is run by 20-30 volunteers and we always need new volunteers to replace those who step down. There are a large variety of jobs that need doing such as helping to collect the service charges; helping to look after the service roads, producing and distributing the Newsletters, organizing social events, liaison with the police, Ealing council and their planners to general administration. At the moment we particularly need more collectors and someone to help with the website. If you think you could help please see to one of us after this meeting.

UPDATE ON PRINCES GARDENS OUTER LOOP SERVICE ROAD REPAIRS AND LINKS MONKS QUEENS SERVICE ROAD

The outer loop service road carriageway repairs remain on hold. The works are still required but they are no longer so urgent. Amey – the previous council refuse contractor, had threatened to stop refuse



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collections from the service roads unless repairs were undertaken as they considered the surface to be unsafe. Ealing council brought the collection service back in-house, since when the service has improved considerably. No further issues about the surface being unsafe have been raised. In addition the costs of this work have gone up considerably over the past 2 years so we have put this project on hold.

Little progress has been made on the plans to gate the LMQ service road and possibly to undertake surface repairs there as well. However, a meeting was held with the Flats Management Board (which owns that service road) a few weeks ago and a further meeting is planned shortly.

Hugh Richards
HHGERA and Houses Management Board Chair for 2022